

7075 Campus Drive, Suite 200  
Colorado Springs, CO 80920

October 29, 2020

Trung H. Pham and Thao Chung  
13010 Bridle Bit Road  
Colorado Springs, CO 80908-3233

Jim and Nancy Higham  
13245 Bridle Bit Road  
Colorado Springs, CO 80908-3241

New Breed Ranch, Inc.  
12750 Oak Cliff Way  
Colorado Springs, CO 80908-3734

Jeff and Laurel Kalin  
3810 Wapiti Way,  
Colorado Springs CO 80908-3236

Christopher and Amanda Souder  
13365 Bridle Bit Road  
Colorado Springs, CO 80908-3240

Dr. Jeff and Sherrill Oram-Smith  
3815 Wapiti Way  
Colorado Springs, CO 80908-3236

Re: Request to adjust lot lines on Lot 10, Bridle Bit Ranch subdivision and two existing unplatted parcels

#### Notification of Adjoining Owners

Greetings!

This letter is being sent to you because Doug Barber is proposing a land use project in El Paso County adjacent to your property on Bridle Bit Road (see reverse side of this page for map). This information is being provided to you prior to submittal with the County. Please direct any questions on the proposal to Doug Barber (719) 338-3053, via email at [Rawhide@Realtor.com](mailto:Rawhide@Realtor.com) or by mail to the address above.

Prior to any public hearing on the proposal a notification of the time and place of the hearing will be sent to adjacent property owners by the El Paso County Planning Department. At that time you will be given the El Paso County contact information, the File Number and the opportunity to respond for, against or expressing no opinion in writing or in person at the public hearing for the proposal.

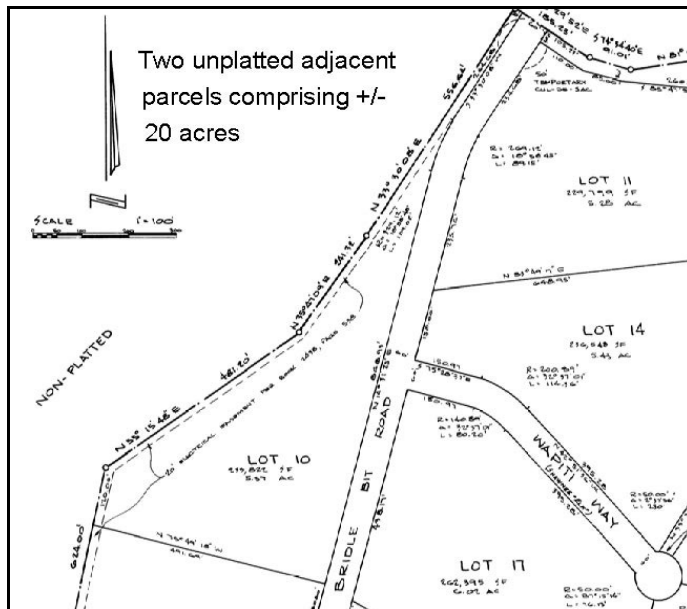
No new lots will be created by this proposal, nor will there be any impact to your properties, nor will there be any change to any facilities structures or roads, and no waivers of County requirements are being requested. Frankly, there is no impact to any of you from this. It is simply going through the County-required motions to formally change the the lot lines.

Sincerely,

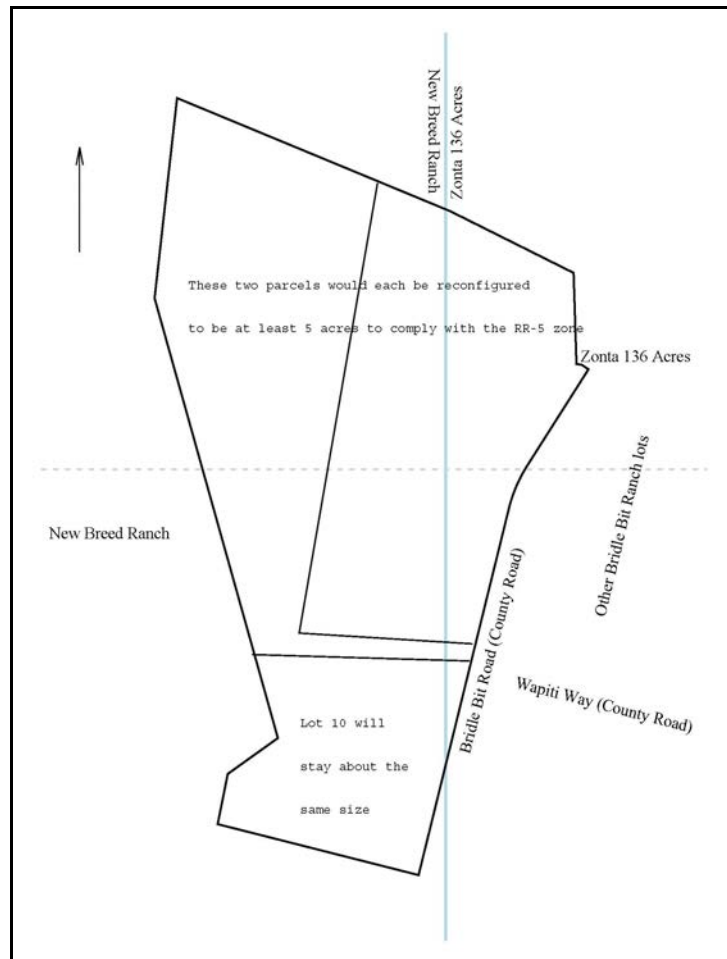


Douglas H. Barber

Following is not an exact drawing of the proposal, but is sufficient to give you the idea.



Existing Lot 10, Bridle Bit Ranch



Approximate proposed lot line adjustment

7019 2970 0000 7116 4268

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<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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Sent To *Christopher + Amanda Souders*  
 Street and Apt. No., or PO Box No. *13365 Bridle Bit Rd.*  
 City, State, ZIP+4® *Co Spgs, CO 80908*

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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Sent To *New Breed Ranch Inc*  
 Street and Apt. No., or PO Box No. *12750 Oak Cliff Way*  
 City, State, ZIP+4® *Co Spgs, CO 80908*

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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Sent To *Trung Phan + Thao Chung*  
 Street and Apt. No., or PO Box No. *13010 Bridle Bit Rd.*  
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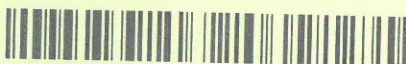
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- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
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## 1. Article Addressed to:

New Broad Ranch Inc  
12750 Oak Cliff Way  
Co Spring, CO 80908



9590 9402 5968 0062 7327 32

## 2. Article Number (Transfer from service label)

7019 2970 0000 7116 4275

PS Form 3811, July 2015 PSN 7530-02-000-9053

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

X *Julie Sosa*

☐ Agent☒ Addressee

## B. Received by (Printed Name)

## C. Date of Delivery

11/2/20

## D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☒ No

## 3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)

☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Return Receipt for Merchandise☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

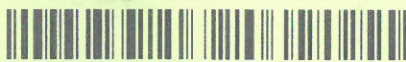
Domestic Return Receipt

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## 1. Article Addressed to:

Trang Phan + Thao Chung  
13010 Bridle Bit Rd.  
Co Spring, CO 80908



9590 9402 5968 0062 7327 56

## 2. Article Number (Transfer from service label)

7019 2970 0000 7116 4305

PS Form 3811, July 2015 PSN 7530-02-000-9053

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

X *Trang Phan*

☐ Agent☒ Addressee

## B. Received by (Printed Name)

## C. Date of Delivery

11/2/20

## D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☒ No

## 3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)

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## 1. Article Addressed to:

Jeff + Laurel Kalin  
3810 Wapiti Way  
Co Spring, CO 80908



9590 9402 5968 0062 7327 18

## 2. Article Number (Transfer from service label)

7019 2970 0000 7116 4251

PS Form 3811, July 2015 PSN 7530-02-000-9053

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

X *Jeff Kalin*

☐ Agent☒ Addressee

## B. Received by (Printed Name)

## C. Date of Delivery

11/2/20

## D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☒ No

## 3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
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1. Article Addressed to:

Christopher + Amanda Souder  
13365 Bridle Bit Rd.  
Co Spring, CO 80908



9590 9402 5968 0062 7327 25

2. Article Number (Transfer from service label)

7019 2970 0000 7116 4268

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## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent  
☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

11/2/20

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3. Service Type

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Dr. Jeff + Sherri Oran-Smith  
3815 Wapiti Way  
Co Spring, CO 80908



9590 9402 5968 0062 7327 01

2. Article Number (Transfer from service label)

7019 2970 0000 7116 4282

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X

☐ Agent  
☒ Addressee

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C. Date of Delivery

11/2/20

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3. Service Type

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- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
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1. Article Addressed to:

Jim + Nancy Higham  
13245 Bridle Bit Rd.  
Co Spring, CO 80908



9590 9402 5968 0062 7327 49

2. Article Number (Transfer from service label)

7019 2970 0000 7116 4299

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## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent  
☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

11/2/20

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- ☐ Collect on Delivery Restricted Delivery
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- ☐ Signature Confirmation Restricted Delivery

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